



New Jersey Workplace Hubs are Bringing the Amenities!

New Jersey is teeming with workplace hubs where the owners are reinvesting in capital improvements and making offices places not where people “have to” go to work, but where people “want to go to work”.

One of the things that make people want to go to the workplace are wonderful amenities. With the big Return To Office effort that is expected to unfurl over the next several quarters, tenants and employees are going to be looking for facilities that have great amenities. Let's take a look at some of New Jersey's workplace hubs and what they are offering to make people “want to come to work”!

BELL WORKS – HOLMDEL

Bell Works is the reimagination of the historic former Bell Labs building in Holmdel, N.J. Today, the building is a one-of-a kind destination for business and culture, complete with a blossoming ecosystem of technology, traditional offices, retail, dining, hospitality, and much more. Bell Works is open to the public seven days a week.



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Caught in the Act of Caring

Arenson & Studio A+ Event Feature:
Earth Day isn't just one day...



Studio A+ took to the streets of Denville, New Jersey to clean up litter. They joined forces with the Weichert Residential Real Estate Agency - The Peer Hyatt Selling Team- to clean up trash! They cleaned up more than 12 bags of trash. At Arenson and Studio A+, they take

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Don't Miss These Events!

October 27 • 5:00-7:00PM
Topgolf Hosts CoreNet New Jersey at Topgolf Edison

November 7-9
CoreNet Global Summit, Seattle, WA

November 11 • 5:00-8:00PM
In-Person CoreNet New Jersey Happy Hour at The Shannon Rose, Clifton

November 16 • 5:00-8:00PM
End User Roundtable – Sustainability at The Tasting Room at the Historic Perryville Tavern, Hampton, NJ

November 18
Principles of Universal Design, Through the Lens of Disability in the Workplace Virtual Event

November 19
CoreNet NJ Give Back Day at Community Foodbank of New Jersey, Hillside

Visit the [events section](#) of the chapter website for more information and to register.

Communications Committee:

Liz Archer, FCA, Co-Chair

Veronica Stampfl, Dauphin, Co-Chair

Tracy Anderson, Skanska

Therese O'Brian, Newmark & Associates

Kelley Douglass, Oldcastle BuildingEnvelope

Matthew Negron, Dauphin, Advisor

CoreNet New Jersey Podcast Page: CoreNet's Digital Dish



We welcome you to the CoreNet NJ Chapter Education Committee's Podcast series. This series has been designed to introduce to our members and non-members, leaders and

influencers in Corporate Real Estate. The series, in informal conversations, also aims to educate in the relevant real estate industry topics and current workplace strategies.

A Conversation with Michael Seeve from Mountain Development Corporation



We were pleased to have Michael Seeve for this conversation. Michael is the President of Mountain Development Corp. Michael provides strategic leadership for the firm and works in close coordination with its executive team and professionals. Michael has also served in the past as the President of the New Jersey Chapter of NAIOP, the State's leading advocacy association for commercial real estate development industry.

Letter from the President

Dear CoreNet New Jersey Members,

This year's CNG-NJ Summer Quarterly Newsletter is focused on "Amenities" – and the important role they play in supporting a return to the office. The focus on increased amenities was a major trend taking place around the workplace prior to Covid and now it's taking center stage. CRE leaders want to know what amenities are being well received by employees, and how the different types of amenities are improving the employee experience. The collective thinking among real estate, facilities and human resources leaders is that amenities help with productivity, with employee well-being and with retaining and attracting talent in a competitive job market. In this issue, we looked at a few of New Jersey's large office developments and the new amenities they are offering. We are also sharing some updates from you, our members, about what your firms are doing to increase and enhance amenities for your employees.

The CNG-NJ Chapter had a great summer with lots of events, including a fantastic Golf Outing that included a Clinic and Dinner. Thanks to all who organized, sponsored and attended this popular event. Looking forward, please check out our list of [upcoming chapter events](#) on our website. Some of the events are in-person, and we look forward to seeing you there!



Sincerely,

Jeff Weidenborner,
MCR, SLCR, Vestian

President,
New Jersey Chapter
CoreNet Global

Be on the lookout for our Fall Newsletter



Member News:

It is a pleasure to announce that Jennifer Kozicki has accepted the position as Co-Chair of the Education Committee! Please join the Board and the Education Committee in welcoming her to this exciting opportunity!

AND THAT'S NOT ALL...

Jennifer also got married this Summer! You can now call her Jennifer Lloyd!

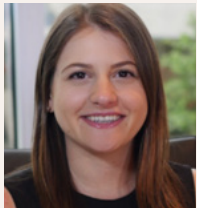


Liz Archer
Frances Cauffman Architects (FCA)
Appointed the Chapter's DE&I Ambassador

Liz Archer of Frances Cauffman Architects (FCA) has been appointed to serve as the CoreNet New Jersey Chapter's Diversity Equity & Inclusion (DE&I) Ambassador as part of the CoreNet Global DE&I

Ambassador Program. The program is intended to complement and augment the existing DE&I offerings at a global and chapter level. "Liz's appointment came as no surprise for she is a strong proponent of these practices and is passionate in raising awareness within and outside the CoreNet community. Her efforts are aligned with CoreNet Global's commitment in doing all it can to eliminate discrimination and promote equality in the workplace which made Liz an ideal candidate for this role," says Jeff Weidenborner, President of CNG-NJ.

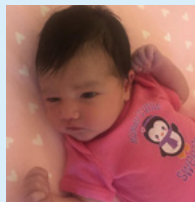
Liz is also Co-Chair of CoreNet NJ Communications Committee.



Cushman & Wakefield's MariaGrace Iantosca celebrated in MAREJ 30 Under 30

Shout out to Board Member and Young Leaders Committee Co-Chair MariaGrace Iantosca for being included in Mid Atlantic Real Estate Journal's 30 under 30, celebrating and recognizing the next generation of talents in the real estate industry. MariaGrace started

her career as a real estate broker with Cushman & Wakefield and is now a Director with over 5 years of experience and has spearheaded more than 150 transactions for clients ranging from mid-market to Fortune 500 global real estate portfolios in New Jersey and New York.



New Baby Whelan!

Congratulations to Shane and Brittany Whelan who welcomed their new baby girl, Olivia, last August 3rd. Her older sister, Charlotte, who is three years old, was so excited to meet her baby

sister. According to Shane, Olivia was born with a full head of hair! What's the best thing about being a dad? "That your children look up to you and knowing that challenges me to be the best husband, father, worker, and person all around. Also, it is socially acceptable again to watch cartoons on Saturday morning!"

Shane is a Board Member and Co-Chair of the Community Outreach Committee.

EXECUTIVE COMMITTEE:

Chapter Chair/President

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Vice President

Mary Beth Sullivan, Teknion

Treasurer

Stephen Blau, Commercial Furniture Interiors

Secretary

Andrea Megnin, JLL

Past President/Advisor

Dana Nalbantian, Gensler

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Krista Mastrangelo, NETP

Veronica Stampfl, Dauphin

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Karen Ehrenworth, Verizon

Jennifer Lloyd, Audible

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Christie Mullen, Structure Tone

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Steve Chemi, Sweetwater Construction Corp

Young Leader Mentor

Jodie Matthews, JLL

Young Leader

Co-Chairs:

Maria Grace Iantosca, Cushman & Wakefield

Mike Neliwodski, CBRE

Women's Group

Co-Chairs:

Tami Pegos, Gensler

Alex Goggin, Century Carpet

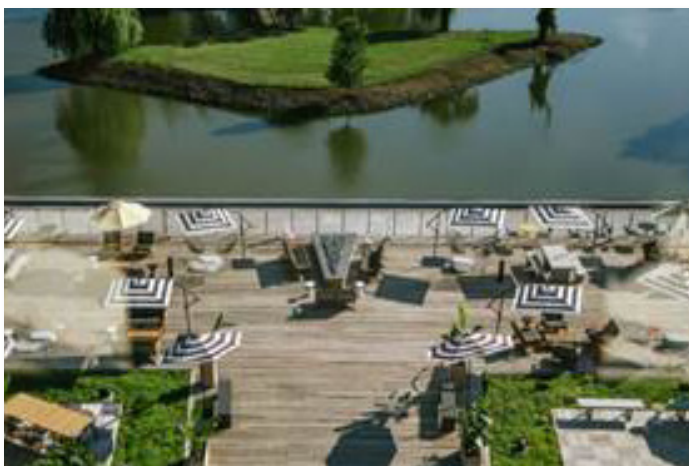
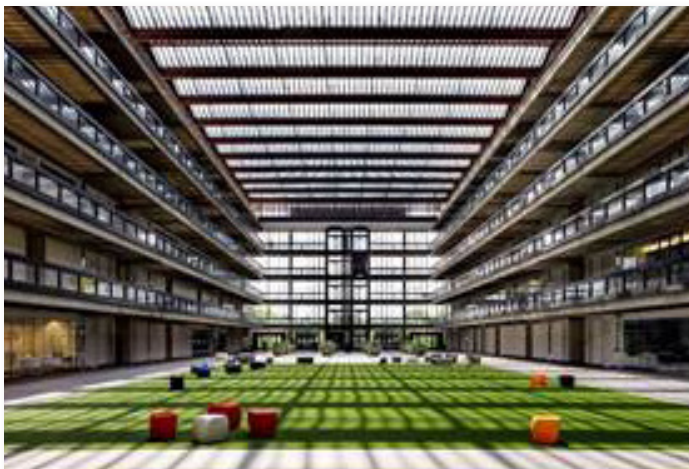
Community Outreach

Co-Chairs:

Gary Marx, BlueCap Economic Advisors, LLC

Shane Whelan, KBA Lease Services

AMENITIES: Virtual Reality Center; Indoor Golf; Escape Rooms; Weekly Farmer's Market; Pop-up Retail; Multiple Restaurants; Workshops/Career Fairs; Holmdel Public Library; Montessori School; Fitness; Healthcare/Dental; Roof Deck, Ball Room, Performance and Conference Event Venues; Office space and co-working space.



CONNELL PARK – BERKELEY HEIGHTS



The Park, formerly known as Connell Corporate Park, is undergoing a \$400 million repositioning to bring an urban energy and community to the suburbs. Situated on a walkable, 185-acre campus with a 176-room Embassy Suites Hotel, 112,000 square foot LifeTime Fitness center and over 2.25 million square feet of Class A offices, flexible workspaces and collaborative lounges all anchored by a hospitality, culinary and wellness culture.



The Park is currently adding The District, which includes 328 apartments and 85,000 square feet of restaurants and entertainment retail, bringing the whole campus together into one vibrant destination.



The Grove, a lushly landscaped, award-winning, two-acre park lies at the heart of Connell Center (The Park). It is the centerpiece of a multi-phase effort to transform this corporate park into a pedestrian friendly campus featuring multiple recreational experiences and environments.

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The northern portion of the Park contains ‘The Ribbon’ — a sinuous, accessible walking path meandering through the steeper portion of the site. The Ribbon links the adjacent 200 Connell Drive building entry with Connell Plaza at The Grove. Along The Ribbon are several multi-level seating nodes which include broad sitting steps, movable furniture and outdoor workstations. Solar charging stations and charging bollards are located throughout the park, and wireless internet service allows employees to be productive in these exterior work spaces. Food trucks, parked at the edge of The Ribbon, offer employees and visitors a variety of dining options and a terrace above the main plaza allows for “al fresco” dining as well as opportunities to engage in social interactions, informal meetings and welcome respites from the office environment. Planted to create a more serene wooded landscape, the Ribbon and its nodes provide an alternative spatial experience from the open plaza and lawn below. These nodes provide a more informal space in which the park’s users may experience nature in a different, more interactive way in the midst of the park landscape.



The Park has also developed Round Table Studios, a 40,000 square-foot coworking alternative, in conjunction with Hana. This is the first owner-branded managed solution for Hana, which operates flexible workspaces under its own brand in the U.S. and the U.K. “The Connell Company has done an amazing job with the vision of Round Table Studios and the entire onsite amenities across The Park. We’re eager to layer on our deep hospitality and management experience,” said Andrew Kupiec, CEO of Hana.



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Member Voices: **Alicja Hein**, AVP Facilities & Administration, Enstar

“Covid-19 has made our employees increasingly health conscious, and their mental and physical health has become a top priority for our executive management team within Enstar.

While we continue working from home, we have focused on encouraging a well-rounded, healthy lifestyle, by supporting employee wellness activities and contributing to a variety of physical and mental health-related purchases.

We are reimbursing employees for gym memberships and classes including Yoga, Pilates & Zumba to name a few. We also reimburse for fitness equipment, ranging from fitness tracking devices (Fitbit & Garmin) to treadmills and cycles. In addition, we have an extensive range of materials available for employees to learn more about health and wellbeing, including stress management and resilience, as well as the opportunity to attend webinars hosted by external professionals.”

340 MT. KEMBLE AVENUE - MORRISTOWN

Onyx Properties is making \$50M in Capital Improvements at this location and it is currently under renovation. Onyx acquired the former AT&T call center facility with the intention of repositioning this suburban icon. New amenities, new finishes, new common areas, and a new setting fuse to create a new paradigm for office – all within five minutes of amenity-rich downtown Morristown.



The transformation is underway and is bringing forth a new type of office building with Millennial-friendly features such as, a new façade featuring full-height glass curtain walls, a new circular entrance and extensive site work to improve traffic flow, striking common area finishes, state-of-the-art mechanical systems/controls and an abundant power feed.



Amenities at the 340MK complex are designed to enhance daily interactions, spur creativity, and promote productivity. They include breakout rooms, conference centers, a lifestyle room, a gym, coffee bars and a full-service cafe.



The 2021 Annual CoreNet NJ Golf Outing



Last June 29th, over 100 members and their guests gathered for the much-anticipated CoreNet New Jersey Golf Outing held at the historic Morris County Golf Club. Hosted by the Special Events Committee headed by Justin Brzostowski of AIS and Steve Chemi of Sweetwater Construction, this yearly event brings together industry professionals for a day of networking and fun.

were administered, and masks, along with sanitizer were distributed. Additional golf carts for individual riders were brought in to achieve proper social distancing. The club was wonderful in accommodating all the changes.” According to Brzostowski, the committee also encountered new challenges, “We were uncertain if we would need to cancel last minute or not due to COVID therefore we had to be mindful when working out the logistics with our contract to protect the organization financially if we had to cancel.” he continues, “We also had to evaluate our costs more closely to determine what contests to offer the golfers.”



Now on its fourth year, this outing is the second that CoreNet NJ has hosted during the pandemic. Planning for these two events were quite different from the previous years. “We had to be strategic when planning with MCGC,” says Chemi, “The uncertainty of the pandemic led to increased precautions. We followed all CDC guidelines, we scaled back on the allowed number of attendees, temperature checks



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Despite the restrictions and challenges, the event was a huge success. What's the draw? "CoreNet NJ has a reputation of delivering fun, educational, and well attended events, coupled with the success of our previous golf outings is what keeps the attendance high year after year." Chemi pointed out. The committee's meticulous planning paid off as described by Brzostowski "We had an overwhelmingly positive response in terms of value, success, and safety. Safety has been our number one priority during COVID. We couldn't be prouder that the attendees felt safe and had a wonderful time." "This was a team effort!" Chemi added, "The Special events committee; the Women's Group, who hosted the golf clinic; the Sponsorship committee and the rest of CoreNet NJ - all contributed to delivering a successful event."

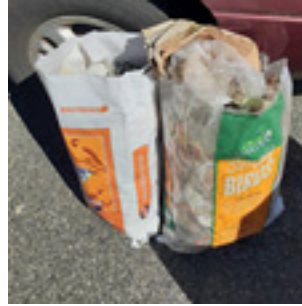
Congratulations to all the winners and a huge Thank You to all the sponsors, committee members and participants whose generosity and support helped fuel the event. See you all again next year!



sustainability seriously. A careful and considerate approach to any project is good for our planet.

Getting back together means making things better - being with family and friends, returning to work, collaboration, and networking through making our community better!

For more information visit: Studio A+ Event Feature | Community Clean Up (mailchi.mp)



Knoll Takes Actions to Support More Inclusive and Diverse Communities

- Company launches Knoll Diversity Advancement Design Scholarships for Black Students
- Habitat for Humanity partnership supports affordable housing
- Knoll chief executive joins more than 1,300 CEOs in commitment to advance inclusion and diversity in the workplace

Knoll Takes Action to Support More Inclusive and Diverse Communities

Knoll has created the Diversity Advancement Design Scholarships for Black Students to develop the next generation of architects, graphic designers, industrial and architectural engineers, interior designers and industrial designers.

Administered by Scholarship America, the program provides individual tuition awards of \$10,000, renewable annually, to a total of five Black 2021 high school graduates in the United States and Canada who will be pursuing studies at two- or four-year institutions.

Knoll has also joined global housing non-profit, Habitat for Humanity, as a cause marketing partner. With this partnership, Knoll is offering a donate option for online sales at [knoll.com](https://www.knoll.com) and for orders placed at retail Knoll Home Design Shops in New York and Los Angeles. The company will also match consumer donations for a collective total of

\$100,000, and Knoll associates will volunteer in North America Habitat 2021 projects when Covid-19 restrictions have lifted.

Additionally, Knoll Chairman and CEO, Andrew Cogan has joined more than 1,300 CEOs who have pledged to take action to advance diversity and inclusion in the workplace through the CEO Action for Diversity and Inclusion™ Pledge. This pledge focuses on four commitments: cultivating trusting workplaces that can have complex, and sometimes difficult, conversations; implementing and/or expanding unconscious bias education; sharing best – and unsuccessful – practices; and creating and sharing strategic inclusion and diversity plans with the board of directors (or equivalent governing bodies).

According to Cogan, “We all have the opportunity to recommit ourselves to the pressing issues of the day, setting the stage for change in the years ahead. Taking the CEO Action for Diversity and Inclusion Pledge aligns fully with the Knoll commitment to help build a fairer and more equitable society. Supporting accessibility and inclusion through design education and affordable housing extends our design-driven mission and shows how we can play a tangible role in making progress toward a fairer world.”

Source - <https://www.knoll.com/knollnewsdetail/knoll-takes-action-to-support-more-inclusive-diverse-communities>



Member Voices: **Dan Fishbein**, Director, Corporate Real Estate, CIT

What amenities does your company provide that you are enjoying and how do they benefit you?

“In 2017 we began a process, shaped by employee and management input, of rethinking our office workplaces. Enhanced amenities to facilitate collaboration and engagement was a critical component of the strategy along with improved space efficiency. In 2021 we completed the refurbishment and reconfiguration of our New York headquarters and relocation of our largest office facility which is located in New Jersey. We are enjoying greater daylight along with updated electric lighting, pantry areas designed to serve as attractive gathering places, collaboration areas, privacy rooms, and enhanced circulation opportunities between business groups.”

EVENT RECAPS

Flexible Workplace of the Future - Tour of Industrious Office Space in Short Hills

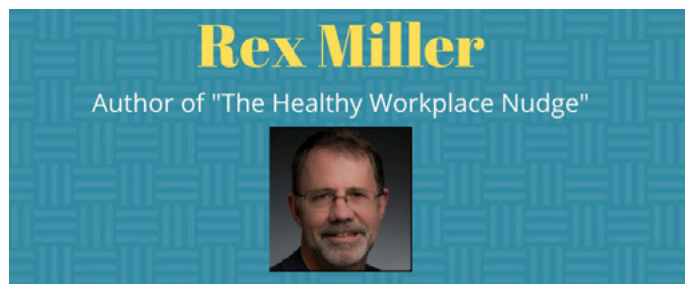
July 21 • Education Committee

The CoreNet Global New Jersey Chapter visited [The Mall at Short Hills](#) on July 21st, 2021 for an in-person tour of an [Industrious](#) co-working space. Their presence in a shopping mall is part of the national trend towards imaginative re-use of retail facilities. As our Industrious Community Manager, [Dani Cohen](#), mentioned “it makes sense to take advantage of all the amenities that a shopping mall can offer to a workplace location.” It is a beautiful, comfortable, light-filled, accessible, convenient space and the tour was fabulous! Industrious’ CEO and Co-Founder, [Jamie Hodari](#), shared with us that their membership is up to 5 times the baseline, proving how popular this model is right now.



Book Club Series "The Healthy Workplace Nudge" & Fireside Chat with Author Rex Miller

September 13 • Education Committee



Recently, the CoreNet NJ Chapter’s Bookaholic group read “The Healthy Workplace Nudge”. The group met several times to discuss the book and, as a finale, hosted the book’s author, [Rex Miller](#), at a virtual fireside chat on September 13th. In “The Healthy Workplace Nudge” Rex explains the findings of research from more than 100 corporate leaders and experts over a two-year project. This first ever broad multi-disciplinary initiative led to several dramatic surprises, which challenged core assumptions about how to improve workplace health and well-being.

1. 95% of traditional wellness programs fail to improve health or lower costs
2. If leaders don’t work toward a culture of employee “well-being” (more happiness and less stress) wellness programs are futile

3. Shifting group behaviors is more effective than incentivizing individual behavior
4. Healthy buildings and environments deliver your strongest ROI for improving health
5. Healthy culture is ultimately the most effective and sustainable health strategy
6. Tying health and wellness strategy to employee experience and culture is essential to effective implementation

During the fireside chat, Rex discussed these findings and related how they impact CRE, the bottom line and most importantly, the employees. But his strongest point is the importance of taking care of ourselves. Post-Covid, he shared, more than 15 million people have quit their jobs. A lot of this exodus is due to stress, which is the root cause of not taking care of ourselves. At work, we need to have spaces that help decrease stress. These spaces may be “recovery zones” or no-tech zones, for example. It is important to know what the spaces need to accomplish, how they will be used and that they align with company culture – this will help people know what to do and will help reduce stress. Culture, Rex says, eats “strategy” for breakfast. If you haven’t yet, read the book and accept the nudge to learn about ways to improve workplace health and well-being for your team.

Women Trailblazers

September 23 • Women’s Group

Even though the weather was not the best and the event was moved indoors, the Women Trailblazers storytelling event was a great turnout and enjoyed by all. In the casual setting of En Masse co-working in Morristown we enjoyed an inspiring evening of storytelling and great conversation with Maxine Mann, Laurie Hutner, Kelcia Azevedo and Brittany Messuti, four women that have driven their own path to success. It was refreshing to be able to connect with others in person and enjoy some light fare and beverages as we were able to share stories and connect with people we haven’t seen in a while and meet some new industry peers as well. We were able to collect items to support Dress for Success as a bonus allowing us to give back to the community.



EVENT RECAPS

NJ State of the Market

September 30 • Education Committee

The [CoreNet Global New Jersey Chapter](#) has kicked off the Fall Season with a spate of informative programs, including a «State of the Market» event. Held at Florham Park's [Park Avenue Club](#), a panel of industry experts was moderated by [Peter Bronsnick](#) of [Cushman & Wakefield](#) and included [Paul Ceppi](#) of the [New Jersey Economic Development Authority \(NJEDA\)](#), [Kevin Dudley](#) of [CBRE](#), [Erin Moran](#) of [JLL](#) and [Michael Farrell](#) of [Structure Tone](#).



The most talked about segment was NJ's red hot industrial market of which Kevin Dudley is an expert. He said the industrial market has expanded all the way down to exit 2 on the Parkway. He says the returns are so good that a 7-year lease is the new 15-year lease. If you're building a project, you must have ordered your steel already for anyone to take your schedule seriously. Regarding the office market, Erin Moran summarized it as a "contraction market", and that hybrid

is a part of every conversation and she shared the amenities packages that a landlord must have in place to lure tenants. Paul Ceppi gave a brief overview of the State's latest incentive program called the Emerge Program. Peter Bronsnick went on record saying "We have the responsibility to return to the office because the ramifications of not doing so, impact the entire economy." This statement drew applause from the attendees. Michael Ferrell gave insights on the current state of the construction process for projects.

Overall, it was an excellent discussion. Attendees were happy that it was a hybrid event and some people attended virtually and were even able to ask the panel questions from afar. In-person attendees were thrilled to do live networking once again. Thank you to the speakers, the sponsors, and the many organizers who coordinated the production of this event!



Member Voices: Judy Kim, Director, E&PS A&D, Johnson & Johnson
Engineering & Property Services Acquisitions & Divestitures

What amenities does your company provide that you are enjoying and how do they benefit you and other employees?

"As a working parent, finding a reliable and trust-worthy childcare center to entrust my child was of utmost importance. Having an on-site facility that provided high quality care with the operating hours that mirrored the work schedule, qualified staff, and the open-door policy were critical parameters. In fact, I'd say having access to this amenity played a key role in the Talent Retention, not just for myself but for many of my colleagues. My child is no longer at the facility, but we often reminisce fondly of the yesteryears and are thankful for the people who have helped to shape my child during the formative years.

Another amenity I really appreciate now more than ever is our on-site Cafeteria. I love its convenience and cleanliness in addition to the healthy meals it offers. I, for one, am thankful to be able to put my mind at ease as I know the efforts the team is putting in to ensure the safety of all employees as they come back to the office. I am proud that I am a part of the organization that is helping to create a sense of normalcy and safety for all employees at my company."

Call for Volunteers

CoreNet New Jersey is looking for eager volunteers... and we need YOU! There are many ways to get involved such as helping a [committee](#), presenting or organizing a webinar, writing an article for the newsletter, and more. [Contact us](#) today and get involved.

NOTE: You must be a CoreNet member to volunteer for a committee.



Welcome New Members

Jennifer Busch	• Eventscape
Conrad Chang	• AMA Consulting Engineers
Kate Covey	• Corporate Essentials
David Eivers	• Rider Levett Bucknall
Michael Foley	•
Bruce Gilbertson	•
Jason Harkavy	• Studio Eagle
Andrew Kolen	• Cresa Global Inc.
Dan Lorenz	• AMS CAD + CAFM Solutions
Mike Malfi	• Shaw Contract
Thomas McGovern	• Realogy Holdings Corporation
David McWilliams	• JRM Construction Management
Julie Nieves	• CTCI Technology
Kyle Phelan	• Samsung
Jennifer Schoenig	• Guardian Life Insurance Company of America



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